

MINUTES
WEST VALLEY LAND USE ADVISORY COMMITTEE (WV LUAC)
August 25, 2021

Chairman Steve Alejandro called the meeting to order at 6:02pm. Committee members present were: Steve Alejandro, Erica Wirtala, Bruce Colburn, Paul McKenzie. A quorum of the advisory committee was present. The meeting was held at West Valley School library. No County Planning staff was present. One member of the public attended.

The minutes from the July 28, 2021 meeting were reviewed and approved. Motion by Bruce C. Second by Steve A., motion passed unopposed.

OLD BUSINESS:

Bylaws Update:

- Steve received the following issues from the County Attorney's office. Due to the unresolved nature of these issues, approval of the bylaw revisions has been removed from Commissioner agenda for this month. Issues as follows as quoted from the correspondence from the county:
 - *"The County Attorneys have reviewed the documents and have the following concerns. The Commissioners just informed us that they would like them addressed before it is heard.*
 - *Page 1, under "Membership and Qualifications" – the bylaws cannot require a board member to own land, this is unconstitutional. They may require the LUAC board member reside in the land use area. However, they should be specific as to what "residency" means for purposes of board membership. Oftentimes the easy way to define residency is to follow the requirements for voting under Montana law.*
 - *Page 2, under "Terms and appointments" – it is unclear whether the County Commissioners may veto the selection of the 7th member. I recommend all 7 members be appointed by the County commissioners.*
 - *Under page 3, there is an item missing (#5)"*
- Steve relayed he had contact with the planning office to get clarification on the issues and request to talk to the attorney who raised the concerns. The office was not willing to provide any contact and to date, the county attorney has not returned Steve's phone calls and inquiries.
- The committee discussed possible resolutions but decided to wait until we get clarification from the county attorney to chose a path forward.

West Valley Survey:

- Results from the survey have been tallied. Steve presented the raw data to the committee for review. No major changes from the preliminary results presented the previous month.
- Discussion on how to best format results to deliver to the public, should it be based on raw data, percentages, graphically etc..... Probably a different method for the various questions based on complexity. Steve will take a shot at formatting and share with the committee for input.
- Extensive discussion on the planned public meeting for September 29th.
 - Steve shared his draft outline for that meeting, including assignments for delivery.
 - The P& Z office made it clear to Steve they will not have anyone in attendance at our meeting. They are currently working without a Director and apparently at least half of the planning staff is no longer working.
 - Erica voiced the opinion and the committee agreed, that it is very important to have someone from the county, Commissioner, Attorney, P&Z etc. who can act both as an impartial facilitator and to lend legitimacy to the WVLUAC role and responsibility as well as provide context for how the WV Neighborhood plan, zoning and the planning process interrelate.
 - Steve relayed various comments he had received on the public perception of this process and the WVLUAC. Sentiment varies widely from "proponents of unregulated growth" to "land rights grab and over regulation".

- Discussion of Covid situation. Meeting is currently planned for WV School large gym. If Covid restrictions make this venue unavailable there are few other options. County fair grounds would work, but no longer are free and would require P&Z to pay for building use, which is unlikely.
- General discussion on the revision process.
 - Focus first on revision of the neighborhood plan document. This is the guiding document that captures the mores of the West Valley neighborhood. It is the document that provides context for consideration of land use and zoning regulations.
 - Discussion of developing an orderly plan to review, solicit public input and proposed updates to the various elements of a plan. It was suggested a series of meetings could be scheduled with a specific set of topics for each derived from the existing plan, where in the various elements of the existing plan would be reviewed and revisions discussed.
 - It was determined setting a goal for June 2022 to have the revisions in final form for final review and adoption would be appropriate.
 - Review of development standards and zoning would be subsequent to update of the Neighborhood Plan.
- Next Steps.
 - It was determined an additional planning meeting was in order prior to the Sept 29th public meeting.
 - This meeting would discuss
 - Meeting format
 - Agenda
 - Data format and sharing options
 - Presentations and presenters
 - Venue modifications if necessary
 - Public notice
 - Organizational meeting set for September 15th, 6pm WV School

GENERAL PUBLIC COMMENT: None

Next general meeting September 29th 6pm West Valley School

Erica W. made a motion to adjourn, second by Steve A. The motion was Passed unopposed at 8:05pm

Respectfully Submitted,

Paul McKenzie

Secretary, West Valley Land Use Advisory Committee